



Chairman: David Vaught

Members: Ed Bedore, Ricardo Morales, Larry Ivory, Bill Black

PROCUREMENT POLICY BOARD

APPROVAL OF SINGLE PRIME WITH PROTECTED SUB-CONTRACTOR
PROJECT DELIVERY METHOD

This is to certify that the Procurement Policy Board, at its May 10, 2012 meeting, considered the Capital Development Board's project request for the Department of Military Affairs Readiness Center construction in McLean County, CDB Project Number 546-020-001, as presented for Board review by the Capital Development Board. After consideration, the Board approved the above-mentioned project request.

AYE: 5

NAY: 0

A handwritten signature in black ink, appearing to read "David Vaught", written over a horizontal line.

David Vaught, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read "Aaron Carter", written over a horizontal line.

AARON CARTER, Executive Director

CAPITAL DEVELOPMENT BOARD



Jim Underwood, Executive Director

Board Members
Peter J. O'Brien, Sr.
Chairman

Glyn M. Ramage
Michael Y. Chin
Stewart A. Munoz
Miles W. Beatty, III
Anthony J. Garippo

MAJOR PROJECT REQUEST

TO: Aaron Carter, Executive Director
Will Blount, Contract Administrator
Procurement Policy Board
511 W. Capitol, Suite 102
Springfield, Illinois 62704

FROM: Jim Underwood, Executive Director
Capital Development Board
401 S. Spring St., 3rd Flr, Stratton Bldg.
Springfield, Illinois 62706

**Request for consideration to utilize the *Single Prime with Protected Sub*
Alternative Delivery Method - Application Requirements**

The Capital Development Board is recommending the utilization of the above-mentioned alternative delivery method with respect to the following project, as per SB1352, presented as follows with regard to the Procurement Policy Board:

(30 ILCS 500/30-30), Section 30-30, Item (ii) the Capital Development Board has submitted to the Procurement Policy Board a written request for a public hearing on waiver of the application of the requirements of this Section to that project, including its reasons for seeking the waiver and why the waiver is in the best interest of the State; and

Item (iv) the Procurement Policy Board, after conducting the public hearing on the waiver request, reviews and approves the request in writing before the award of the contract.

Project Title:

Construct Readiness Center
Maneuver Enhancement Brigade Facility - McLean County
Department of Military Affairs
CDB #546-020-001

Wm. G. Stratton Building
401 South Spring Street
Third floor
Springfield, Illinois
62706-4050

Estimated Total Project Cost: \$18,000,000

Estimated Total Construction Cost: \$16,200,000

Anticipated Bid Date: August 2012

Scope of Work:

The scope of work provides for complete architectural/engineering design and construction services for the construction of a 40,336 square foot, two-story Readiness Center supporting the Illinois Army National Guard. This project consists of a specially designed structure of permanent masonry type construction with standing seam roof, concrete floors and mechanical and electrical equipment with emergency power generator backup. Supporting facilities will include administrative, classroom, latrine, locker-room, supply, kitchen, arms vault, maintenance issue, turn-in sheds, military vehicle parking and access roads and POV parking, security fencing and motor pool lighting, vehicle wash system and pump house, fuel storage and dispensing systems, loading ramp, flammable materials storage building, controlled waste handling facility and sidewalks. Extension of gas, electrical, sewer, water and communications utilities to the building site will be necessary. Actual foundation design will be determined during design. Anti-Terrorism/Force Protection standards will be incorporated. Physical security measures will be incorporated into the design, including maximum feasible stand-off distances from roads, parking areas and vehicle unloading areas, beams, heavy landscaping and bollards to prevent access when stand-off distance cannot be maintained. Cost effective energy conserving features will be incorporated into the design and standard HVAC/MEP systems commissioning will be included. The project will be LEED Certified Silver.

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois 60601-3283

Dunn-Richmond Economic
Development Center
150 East Pleasant Hill Road
Carbondale, Illinois 62901

IDOT Dist # 3 Headquarters
2nd Floor
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MAJOR PROJECT REQUEST
The Procurement Policy Board
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Designer:

Burns & McDonnell
1105 Eastgate, Suite 4
O'Fallon, Illinois 62269

CDB Project Manager: Bill Mabie

This project is one of several newly-identified projects to utilize the Single Prime project delivery method with regard to public building construction under CDB's authority in the State of Illinois.

We respectfully submit to the Procurement Policy Board, this project regarding alternative delivery methods. We believe that it is in the best interest of the State of Illinois to use the *Single Prime with Protected Sub* method of construction due to the project's requirement for better coordination using a single point of responsibility and achieving accelerated construction schedules, as well as achieving the goal of lessening the number of change orders by 50% with the exception of User requests and/or undiscovered conditions.

Questions regarding the single prime services and procedures should be directed to:

Josh Weger – Deputy Director of Construction, (217) 782-8527, josh.weger@illinois.gov
Ron Wright - Construction Administrator, (217) 782-8532, ron.wright@illinois.gov
Lisa Mattingly - Administrator of Professional Services, (217) 524-6408,
lisa.mattingly@illinois.gov.

AFFIDAVIT

Affidavit to Auditor General for Waiver of Multiple-Prime Bidding Requirements

Agency: **Capital Development Board**
Division: Construction Administration Division/SPO
Address: 401 South Spring Street, 3rd Floor, William G. Stratton Building, Springfield, IL 62706
Project No.: 546-020-001
Project Description: Construct Readiness Center
Maneuver Enhancement Brigade Facility, Normal, Mclean County, Illinois

STATE OF ILLINOIS)
 : SS
COUNTY OF SANGAMON)

NOW COMES William Mabie (CDB's Representative), being first duly sworn, who deposes and says:

1. I am the Regional/ Sr. Project Manager of the Capital Development Board.
2. CDB is charged with overseeing a capital project for the Department Of Military Affairs, Construct Readiness Center, Normal, Mclean County, Illinois
3. This project is conducive to, and would be most economically and efficiently performed as a single-prime contract to bid and award to the successful low bidder as a single prime contract. Specific reasons are: We believe that it is in the best interest of the State of Illinois to use the Single Prime with Protected Sub method of construction due to the project's requirement for better coordination using a single point of responsibility and achieving accelerated construction schedules, as well as achieving the goal of lessening the number of change orders by 50% with the exception of User requests and/or undiscovered conditions.
4. The project will comply with the disadvantaged business practices of the Business Enterprise for Minorities, Females, and Persons with Disabilities Act and the equal employment practices of Section 2-105 of the Illinois Human Rights Act.
5. The conditions and circumstances requiring this waiver are in the best interest of the State.
6. This affidavit is made pursuant to and in fulfillment of waiver of requirements affidavit provisions of the Illinois Procurement Code 30 ILCS 500/30-30, subsection 5.

FURTHER AFFIANT SAYETH NOT

William Mabie
Signature of Affiant

Subscribed and sworn before me this 23rd day of April, 2012.

Christopher R. Miles
Notary Public

My Commission expires:

11/2/14

